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- ALGONA - AUBURN - BEAUX ARTS - BELLEVUE - BLACK DIAMOND - BOTHELL -  
BURIEN - CARNATION - CLYDE HILL - COVINGTON - DES MOINES - DUVALL -  
ENUMCLAW - FEDERAL WAY - HUNTS POINT - ISSAQUAH - KENMORE - KENT -  
KIRKLAND - LAKE FOREST PARK - MAPLE VALLEY - MEDINA - MERCER ISLAND -  
MILTON - NEWCASTLE - NORMANDY PARK - NORTH BEND - PACIFIC - REDMOND -  
RENTON - SEATAC - SEATTLE - SHORELINE - SKYKOMISH - SNOQUALMIE -  
TUKWILA - UNINCORPORATED KING COUNTY - WOODINVILLE - YARROW POINT -

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# *King County Market Rate Housing Affordability Study*



King County Housing and Community Development Program  
Community Services Division, Department of Community and Human Services



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For additional copies of this study, or copies of *The King County Housing Affordability Report* by Dupre + Scott, please call (206) 296-7540.



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***King  
County  
Market Rate  
Housing  
Affordability  
Study***

## **■ Executive Summary**

This study is a snapshot of who can afford the housing—both rental and ownership—that the real estate market is producing in King County jurisdictions. This is the first time, other than the decennial U.S. census data, that a jurisdictional affordability analysis has been done for King County. Only the affordability of non-subsidized housing is examined in this study; no subsidized housing is included.

This study does not assess how well each jurisdiction is meeting the affordable housing targets established in 1994 through the Countywide Planning Policies. No such assessment is possible until an analysis of subsidized housing is completed since all parts of the housing supply must be considered. King County will attempt to provide such an assessment before the end of the year.

### **An important caveat to remember when reviewing this study**

- Only a sample of each jurisdiction's non-subsidized, market rate housing is represented in this study. The rental data was collected by surveying a portion of the multifamily housing in each jurisdiction. The ownership data was taken from Northwest Multiple Listing Service (MLS) sales during a one year period from April 1, 1997 to March 31, 1998.



## Highlights of the Study

### *Countywide and Regional*

- The market is providing an adequate supply of affordable rentals to moderate income households earning between 50 and 80% of median income.
- Throughout King County there is almost no non-subsidized market rate housing affordable to a full-time minimum wage worker, earning less than \$10,000 a year. A monthly rent of \$250 is the maximum affordable to such a worker. King County has almost zero rentals under \$400 a month, and even fewer under \$250 a month.
- Purchasing a detached single family house is increasingly out of reach for the half of King County residents earning less than median income. More and more, the only affordable option for these households is condominiums.
- Almost 60% of the housing sales—condominiums and single family combined—in King County were exclusively affordable to upper income households above 120% of median income.
- Less than 15% of housing sales were affordable to moderate income households earning less than 80% of median income.
- Despite the concern it sometimes generates, converting apartments to condominiums has not had a big impact on the rental stock. In King County, the two years with the highest number of condominium conversions were 1990 and 1994, with 747 and 794 units converted, respectively. The only jurisdiction that has had a steady stream of condominium conversions is Seattle, which had 31 to 295 rental units convert each year between 1988 and 1998.
- As expected, the Southend has the least expensive housing, the Eastside has the most expensive, and Seattle and the Northend's housing costs are between those two extremes.

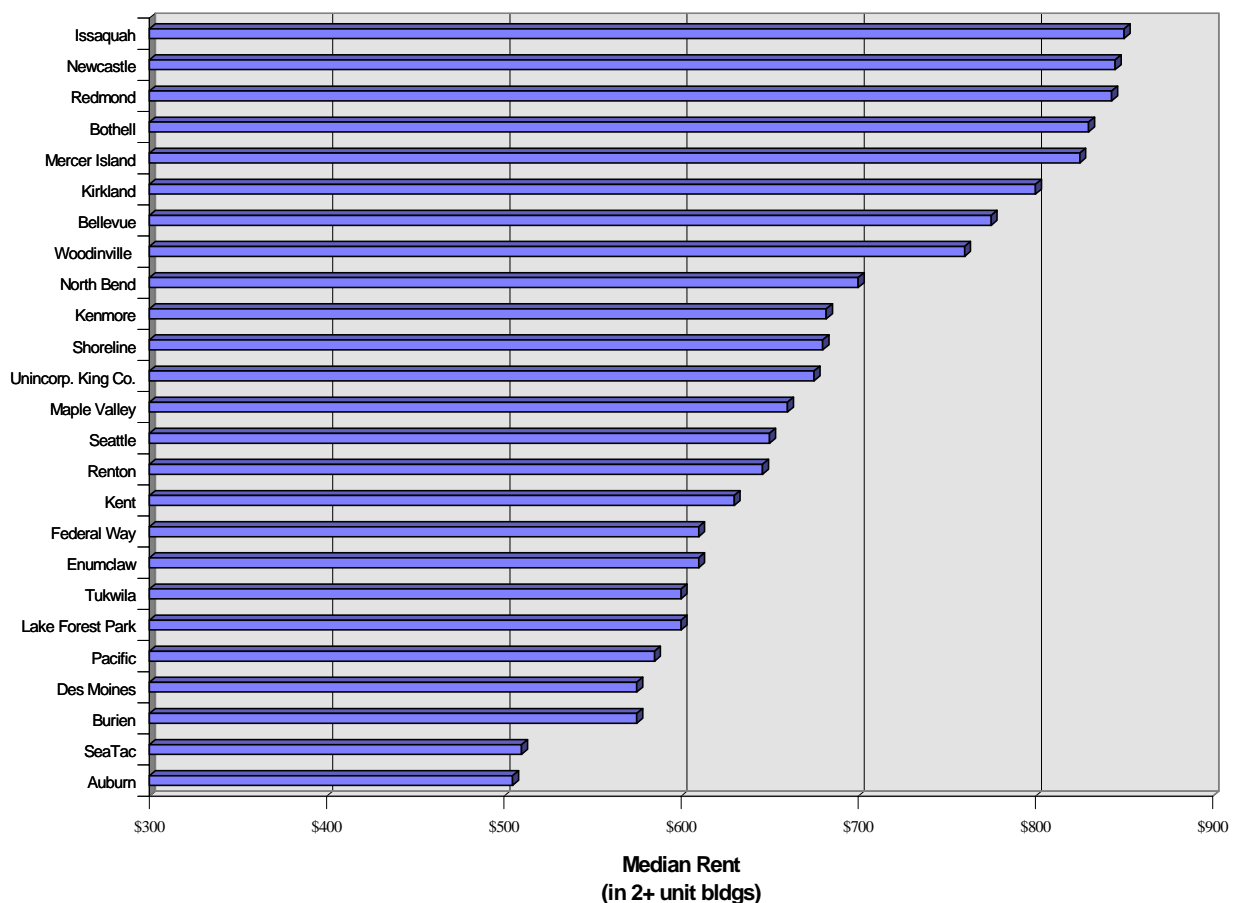
### *Jurisdictions*

- Almost all King County jurisdictions have market rate rents affordable to low and/or moderate income households (i.e., earning between 30 and 79% of median income). However, as expected, there is almost no non-subsidized housing affordable to very low income households earning less than \$12,390 a year.
- The majority of King County jurisdictions had a significant number of ownership housing sales affordable to households earning from 80 to 120% or more of median income.

- Only a few jurisdictions had a substantial percentage of ownership sales—both resale and new construction—affordable to moderate income households earning between 50 and 80% of median income. Fewer jurisdictions had even 5% of sales affordable to low and very low income households earning under 50% of median income.
- The two tables in the “Housing Affordability by Jurisdiction” section of this study provide a breakdown of how much of each jurisdiction’s rental and ownership housing is affordable to each income group. More detailed information on each jurisdiction’s housing affordability can be found in its profile.
- The two charts on this and the next page rank each jurisdiction’s median rent and median sales price.

### Median Rent Ranked Highest to Lowest for All Jurisdictions

King County Median Rent: \$669

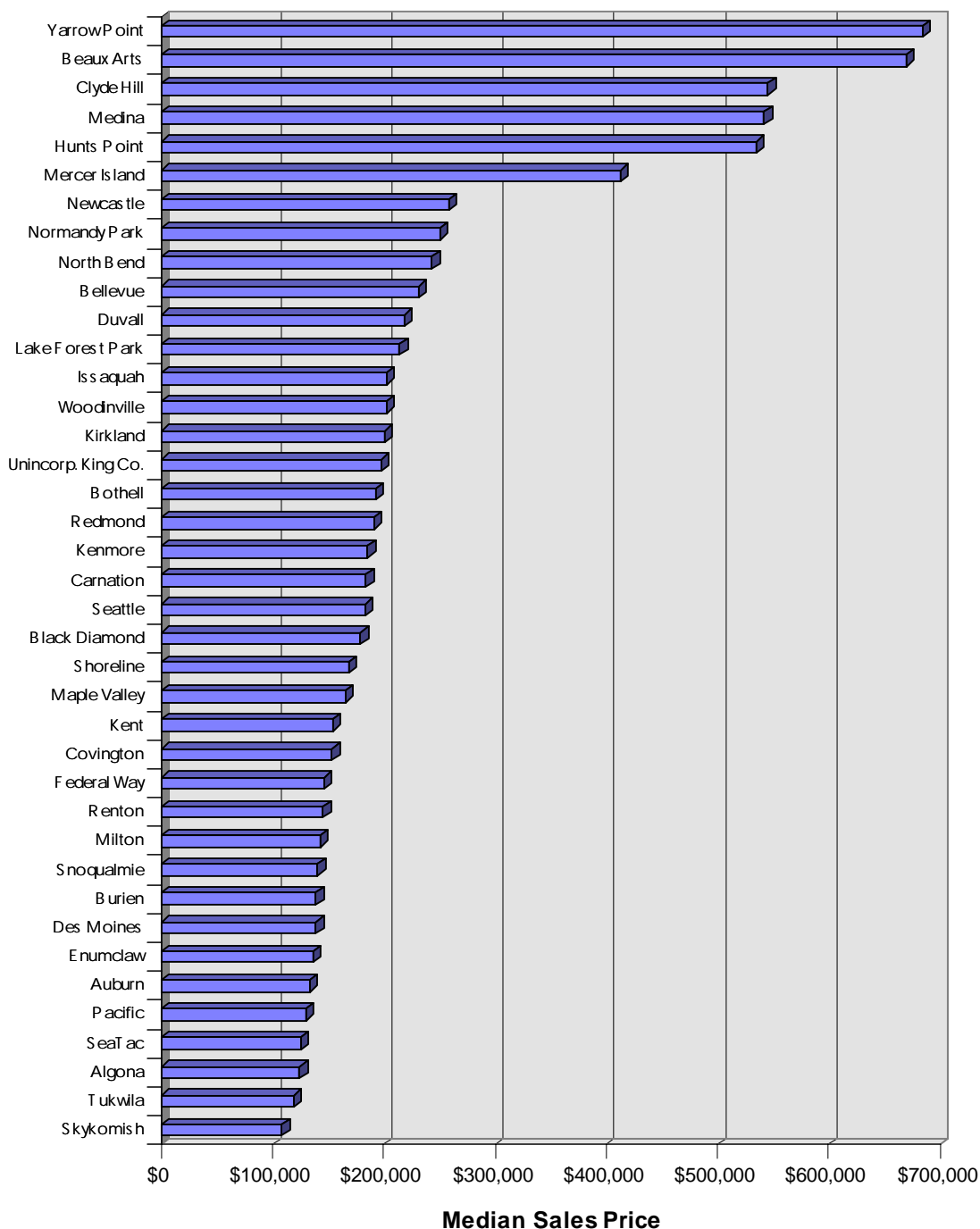


Please note that this study only has rental information for 26 of the 39 jurisdictions. No multifamily rental housing exists in four cities: Clyde Hill, Hunts Point, Skykomish, and Yarrow Point. There was either an insufficient amount of rental data or no rental data collected in nine cities: Algona, Beaux Arts, Black Diamond, Carnation, Covington, Duvall, Medina, Milton, and Snoqualmie.



## Median Sales Price Ranked Highest to Lowest for All Jurisdictions (Condo and Single Family Sales)

King County Median Sales Price: \$180,000



## ■ Introduction

Our region has benefited from the recent economic boom, but this prosperity has also resulted in a severe housing affordability problem for both first-time home buyers and lower income renters. While homeowners have eagerly watched their homes increase in value, first-time home buyers, even those earning more than the King County median income, often cannot afford to buy a home in King County. In addition, there are fewer and fewer rental units affordable to low and very low income renters.

The rental market continues to provide enough affordable housing for moderate income households; however, there are 65,000 more lower income renters than there are housing units affordable to them. This means that these households are forced to pay unaffordably large percentages of their earnings on rent, leaving little money for other essential needs.

### About this Study

This study does not attempt to offer solutions for the lack of housing affordable to King County's lower income households. Instead, it provides a snapshot of who can afford the housing—both rental and ownership—that the real estate market is producing. It is a picture of King County's non-subsidized market rate housing only; no subsidized housing is included.

The focus of this study is on individual jurisdictions' housing affordability. It does not assess how well each jurisdiction is meeting the affordable housing targets established in 1994 by the Countywide Planning Policies. Until an affordability analysis of subsidized housing is completed, such an assessment is not possible since only one part of the housing supply is being considered. King County will attempt to provide such an assessment before the end of 1999.

This introduction provides each jurisdiction's housing data in context by first describing the housing affordability for King County as a whole, then by its regions, and finally by summarizing the housing affordability for all the jurisdictions in two tables. A critical component of this introduction is the next section, "Understanding the Data in This Study," which provides information essential to understanding the meaning of housing affordability. The information in the next two paragraphs and section is essential to fully comprehending the housing affordability data.

It is important to realize that only a sample of each jurisdiction's housing data was analyzed. This study is not an analysis of 100 percent of the housing in King County. The rental housing information was gathered via a survey. The percentage of the rentals surveyed in each jurisdiction varies and is noted in each jurisdiction's profile. The affordability of a jurisdiction's ownership housing was determined by analyzing the housing sold through the Northwest Multiple Listing Service (MLS) from March 31, 1997 to April 1, 1998. Further details about the methodology and data sources used in this study are in the "Understanding the Data in This Study" section.

The rental affordability figures cited in this study are based on the median income of all households—renters and homeowners combined—in King County. This median income figure was used in order to portray the affordability of housing for all King County residents. However, the median income of a typical renter household is approximately 80% of the median income for all households. (Keep in mind that "median income" is defined as half of the incomes are above, and half are below, the median). For





the most part, if affordable, a person will own a home rather than rent. Consequently, the rental affordability figures in this study are somewhat misleading since typical renters actually have lower incomes than the overall income groups used in the study's housing affordability analysis.

## Understanding the Data in This Study

### *Income Groups, Assumptions, and Data Sources*

This study examines housing affordability for five income groups: Very Low, Low, Moderate, Low-Median, High-Median, and Upper. These income groups and their corresponding affordable housing cost are defined in the table below. The first column of the table displays each income group and its corresponding percentage of median income. The next two columns state the 1998 income levels of that income group and its 1998 affordable housing cost.

#### **Definition of "Affordable Housing"**

Housing is considered affordable if monthly housing costs are no greater than 30% of a household's monthly income. In determining housing affordability, this study cites the lowest income group which can afford a particular housing cost. For example, a monthly housing cost of \$800 is affordable to moderate income households. Although it is not cited, an \$800 a month housing cost is also affordable to all income groups higher than moderate income.

### *The Five Income Groups and Their Affordable Housing Costs*

Income Group	1998 Annual Income <sup>1</sup>	Affordable Housing Cost <sup>2</sup> (Monthly rent or mortgage costs)
<b>Very Low Income</b> (0 - 29% of Median Income)	Under \$12,390 ( <i>\$6.40 or less per hour</i> )	\$0 - \$477
<b>Low Income</b> (30 - 49% of Median Income)	\$12,390 - \$31,213 ( <i>\$6.50 - \$10 per hour</i> )	\$310 - \$780
<b>Moderate Income</b> (50 - 79% of Median Income)	\$20,650 - \$50,323 ( <i>\$10 - \$15 per hour</i> )	\$516 - \$1,258
<b>Low-Median</b> (80 - 99% of Median Income)	\$33,040 - \$63,699 ( <i>\$16.50 - \$26.50 per hour</i> )	\$826 - \$1,590
<b>High-Median</b> (100 - 119% of Median Income)	\$41,300 - \$75,803 ( <i>\$21.50 - \$33 per hour</i> )	\$1,033- \$1,895
<b>Upper Income</b> (120% or more of Median Income)	\$49,560 or more ( <i>\$25.80 or more per hour</i> )	\$1,239 or more

<sup>1</sup>The annual income range is based on a 1 to 5 person household. The low end of the range is for a 1-person household and the high end is for a 5-person household. It is assumed that the more persons per household, the higher the income. Of course, that assumption does not always hold true, since the number of wage earners does not always rise with an increase in household size. In addition, the hourly wage is based on a 40-hour work week.

<sup>2</sup>The affordable housing cost range for rentals is the rental amount without utilities. It also assumes a 1-person household for a studio unit, 2-person household for a one-bedroom unit, 3-person household for a two-bedroom unit and so on.

For purposes of ownership affordability calculations, this study assumes a 7.96% interest rate, 30 year amortization, 5% downpayment, and a 2.5-person household. (The King County average is 2.4 persons per household).

## Data Sources

This study relies on data compiled in a 1998 King County report, *King County Housing Affordability Report*, commissioned from Dupre + Scott. The report used the following data sources:

- All the sales data was gathered from the Northwest Multiple Listing Service (MLS) for the period from April 1, 1997 through March 31, 1998. This period was selected to conform with the rental data, which was as of March 1998. There were 28,003 MLS sales during this period.
- The rental data is from Rent and Vacancy Surveys done by Dupre + Scott Apartment Advisors. The 1998 rental data is from the Spring 1998 Rent and Vacancy Survey. The rental information for 1998 included surveys of all sizes of rental buildings, including single family, two units or more, and 20 units or more. The single family rental data is not analyzed in this study. All historical rental information refers to apartment buildings with 20 or more units.
- The rents cited are for occupied units only, not vacant units. Rents for subsidized and tax credit properties which cater to those earning 60% or less of median income are not included.

The *King County Housing Affordability Report* by Dupre + Scott contains more comprehensive information on its data sources and methodology. It also breaks down the housing affordability data into more geographic areas than appear in this study. In addition to regions and jurisdictions, it has the information by:

- Urban Growth Boundary;
- Urban Centers; and
- Potential Annexation Areas.

## Sample Size of Rental Surveys

Overall, the significance of the rental sample size in the *King County Housing Affordability Report* varies depending upon the size of the rental building. The rental data for buildings with 20 or more units represents a 73% sampling of all 20 or more unit complexes in King County. The sample size for rental properties with two or more units is unknown; it is estimated to be a 10% sampling of all rental buildings with two or more units in King County.

On a jurisdictional level, the sample size of the rental survey is a rough calculation. It was determined by comparing the number of rental units surveyed as a percentage of renter-occupied multifamily units in a jurisdiction per the King County Assessor's Office. The renter-occupied multifamily units include an estimate of the number of renter-occupied condominium units. (Multifamily is defined as two or more units in one building.) This estimated sample size appears in each jurisdiction's rental profile.



# Housing Affordability for King County as a Whole

## Overview

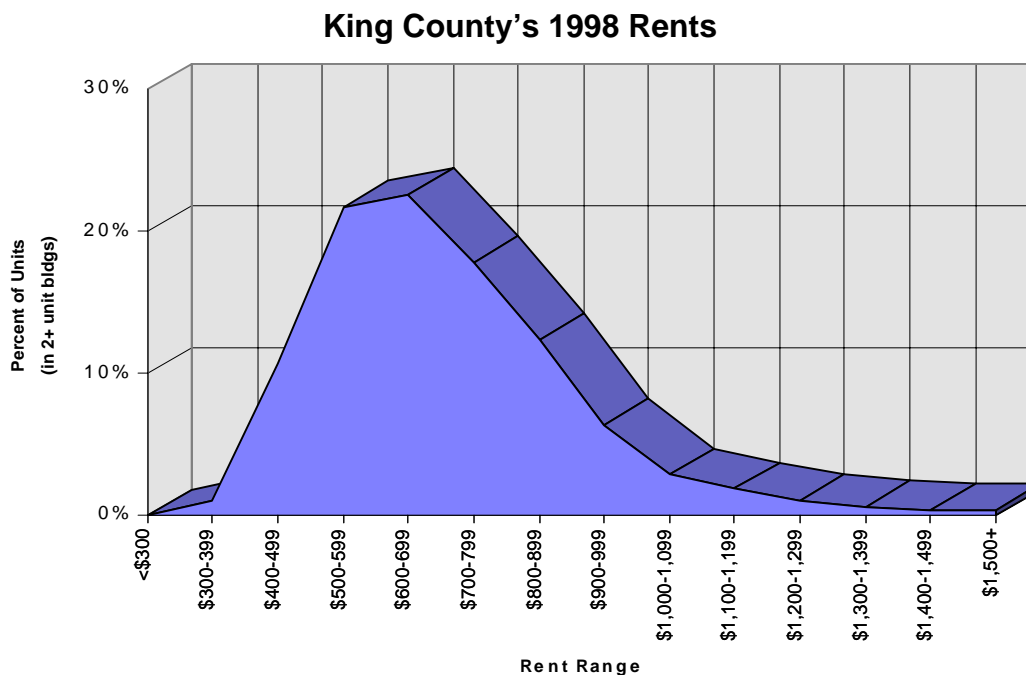
*King County's housing is affordable to a full range of incomes. However, only a very small percentage is affordable to very low income households. The County's rentals are mostly affordable to low and moderate income households. Its housing sales between spring 1997 and spring 1998 were primarily affordable to upper income households.*

## Rental Information

1998 Median Rent (2+ unit apt. bldgs.)	1998 Median Rent (20+ unit apt. bldgs.)
<b>\$669</b>	<b>\$674</b>

Two median rent figures are in the table above—one for buildings with two or more rental units and one for apartment buildings with 20 or more units. Due to the parameters of Dupre + Scott's database, all historical rental information is for 20 or more unit buildings.

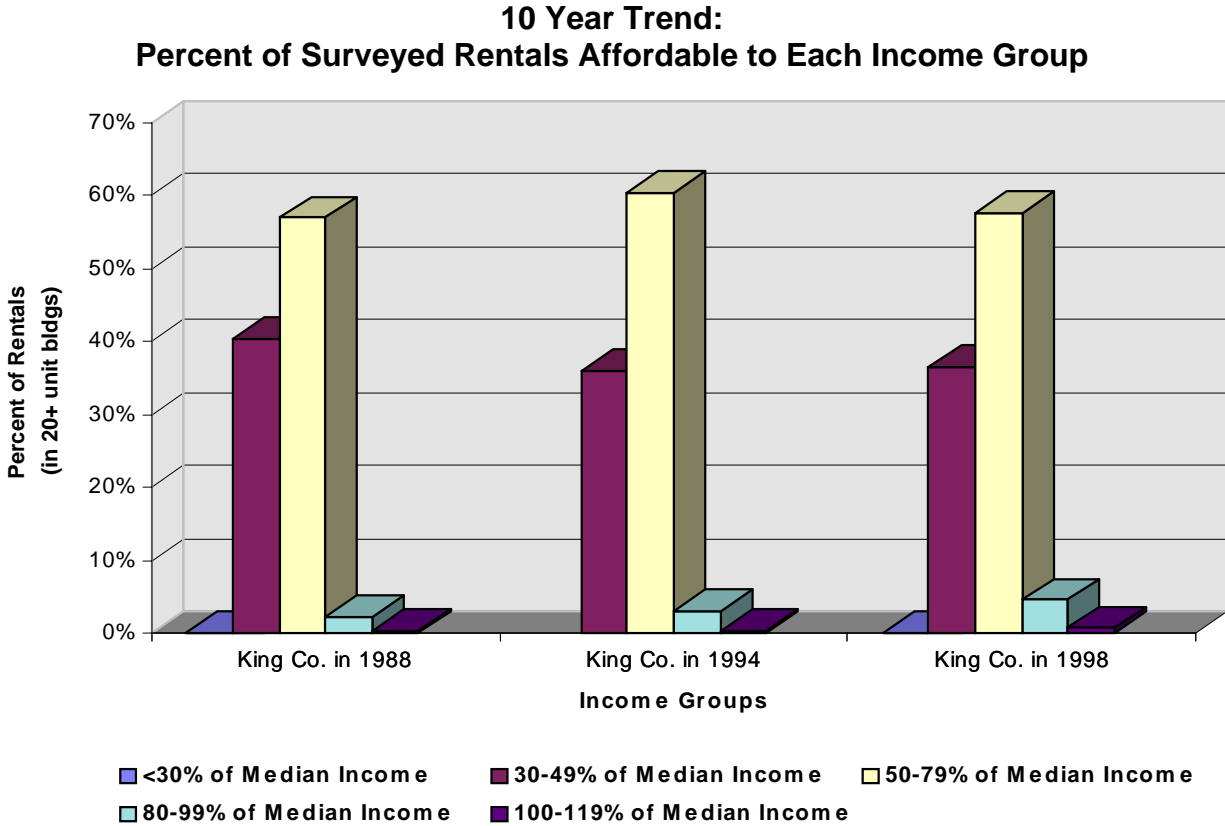
The chart below shows that there are only a few units (less than 1% of the total) in all of King County which rent below \$400 a month. One-third of the rentals in two or more unit buildings rent for between \$400 and \$599, and nearly 75% rent below \$800.



*This information is not a 100% count of the rental units in King County. It is based on a survey of approximately 45% of the County's multifamily housing stock. According to the King County Assessor's Office, there were 232,635 multifamily units in King County in 1997.*

## 10 Year Rental Affordability Trends

King County's rents are approximately as affordable in 1998 as in 1988. The chart below shows that in 1988, 97% of the rentals were affordable to households at or below moderate income and 40% were affordable to low income households or below. That compares to 94% and 37%, respectively, 10 years later. Although not a large change, fewer rentals are affordable to the same income groups today compared to 1988. Please note that the average renter income is typically about 80% of the overall median.



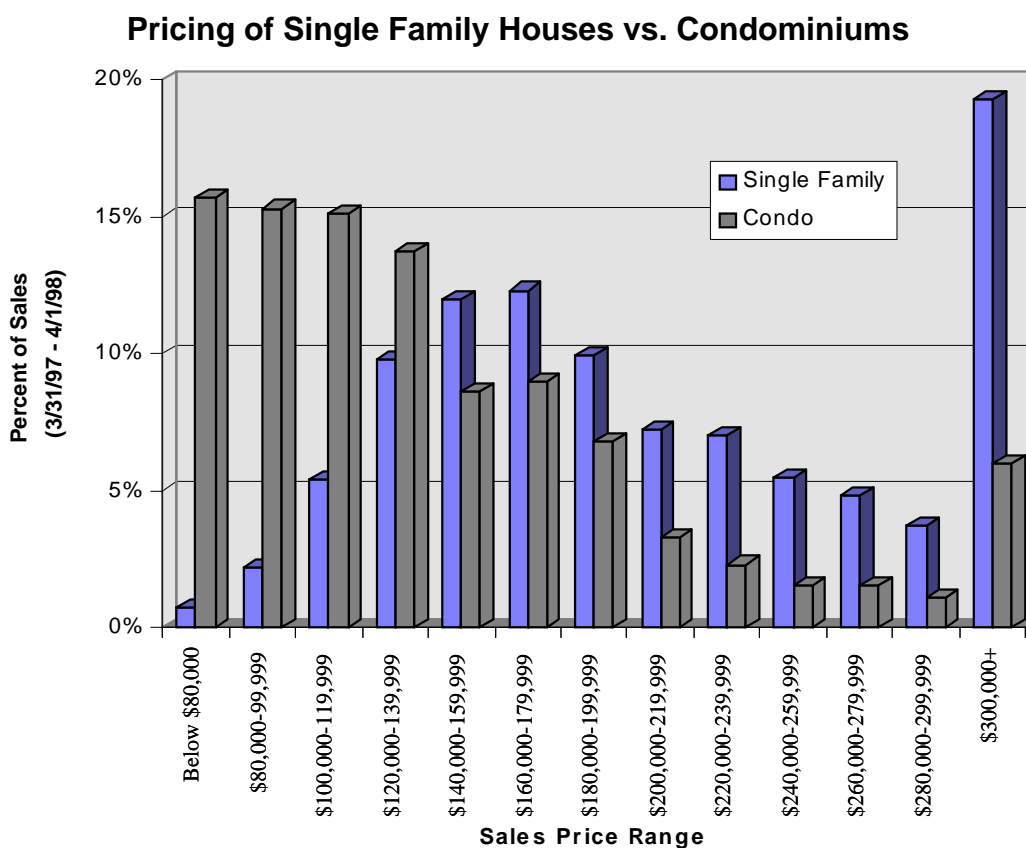


## Ownership Information

### *Condominium vs. Single Family Affordability*

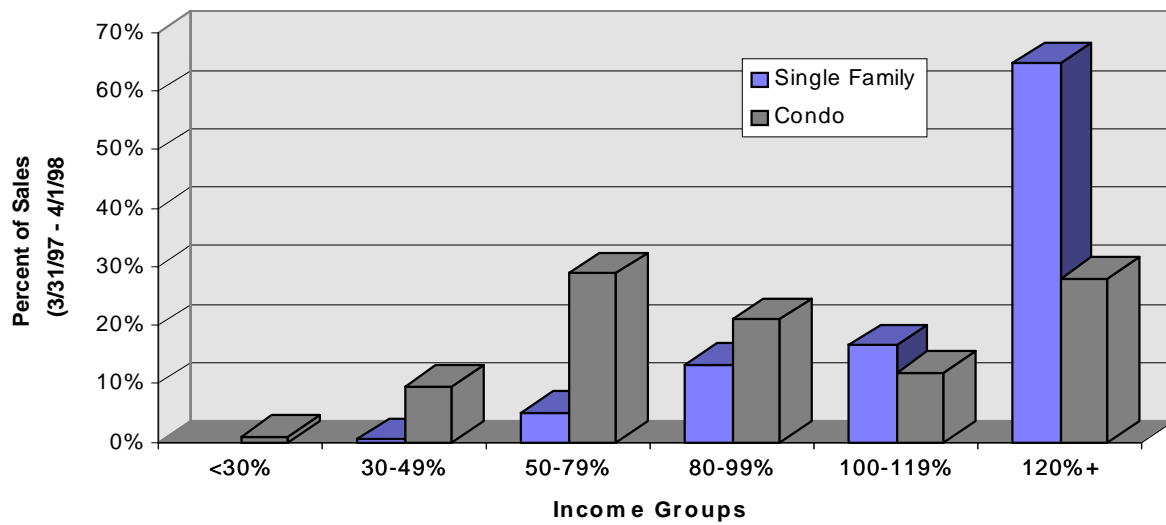
MLS Sales (3/31/97 - 4/1/98)	King County Median Price
All sales	<b>\$180,000</b>
Condo sales	<b>\$125,000</b>
Single Family sales	<b>\$195,000</b>

Condominium sales represented 20% of all the ownership housing analyzed. The median condominium sale price of \$125,000 is 35% below the median single family home price. The following chart compares each housing type by price range.



King County's condominiums are much more plentiful in the lower price ranges than single family homes. Over 45% of condominium sales were under \$120,000, compared to less than 10% of the single family sales. In addition, almost 85% of condominiums sold for less than \$200,000, but only about 50% of the single family sales were under \$200,000.

### Affordability Level of Single Family Houses vs. Condominiums



The chart above demonstrates that more condominiums than single family homes are affordable to King County residents earning less than median income. 60% of all condominiums were affordable to those earning under median income, compared to only 19% of all single family home sales.



## Housing Affordability by Region

### Overview

*Individual jurisdictions can influence the type and location of new housing through zoning, but they have much less control over the cost and quantity of that housing. Market and other factors play a great role. A regional analysis helps to reveal the general market factors at work in housing affordability.*

*The South and Southeast regions of the County have the least expensive housing. In both Seattle and the Shoreline area, housing affordability is comparable to the County's overall affordability. The Eastside has the most expensive housing.*

If one examines the regional charts in this section, one will note that very few cities defy the general affordability of their region. An exception is Normandy Park. Normandy Park is located in South King County, the most affordable region, but its ownership housing sales were much higher priced than most in that region. There are a few other exceptions: rental housing in Lake Forest Park and ownership housing in Snoqualmie and Skykomish are priced lower than typical for their respective regions.

The jurisdictions in each of the regions are listed below:

#### Southeast King County Region

Algona	Auburn	Black Diamond	Covington	Des Moines (part)
Enumclaw	Federal Way	Maple Valley	Milton	Pacific
Renton	SeaTac (part)	Tukwila (part)	Unincorporated King County	

#### South King County Region

Burien	Des Moines (part)	Kent	Normandy Park	SeaTac (part)
Tukwila (part)	Unincorporated King County			

#### Shoreline Area of King County

Kenmore (part)	Shoreline	Lake Forest Park	Unincorporated King County
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#### Eastside of King County

Beaux Arts	Bellevue	Bothell	Carnation	Clyde Hill
Duvall	Hunts Point	Issaquah	Kenmore (part)	Kirkland
Medina	Mercer Island	Newcastle	North Bend	Redmond
Snoqualmie	Woodinville	Skykomish	Unincorporated King County	
Yarrow Point				

#### Seattle

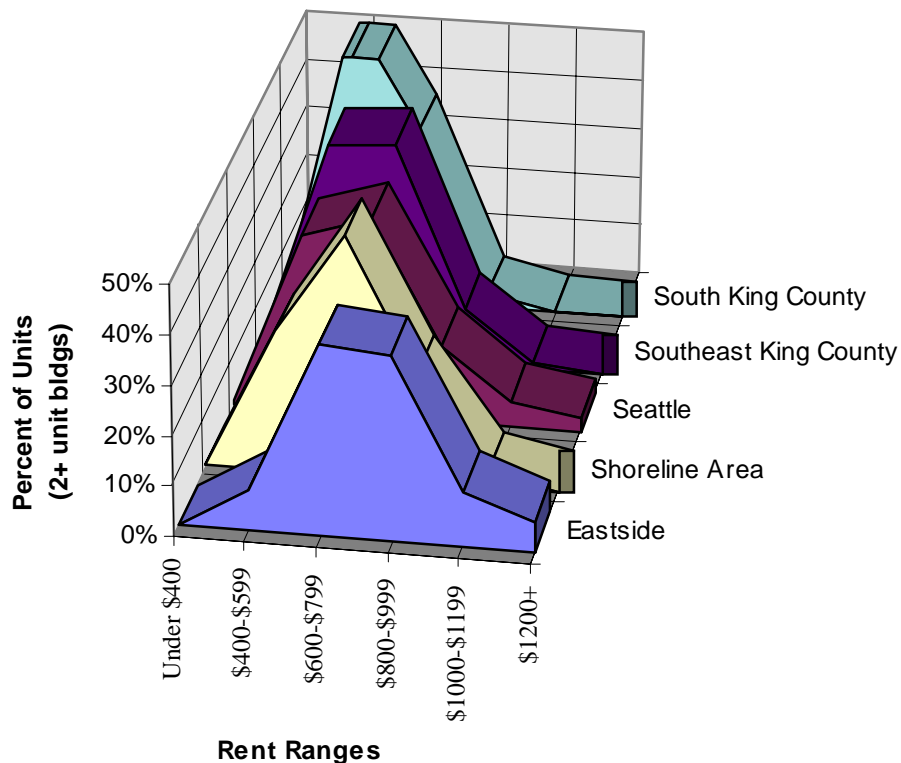
Seattle

## Rental Information

Region	1998 Median Rent (2+ unit apt. bldgs.)	Difference from King County's Median
South	\$566	- \$103
Southeast	\$616	- \$53
Seattle	\$650	- \$19
Shoreline Area	\$660	- \$9
Eastside	\$810	+ \$141

South King County clearly has the least expensive rental market. South and Southeast King County are the only regions with rents affordable to very low income households. However, only .5% of the rents in those two regions combined are affordable to very low income households. As the chart below shows, the Eastside is the region most lacking in rents under \$600.

**Percent of Rental Units at each Price Range by Region**





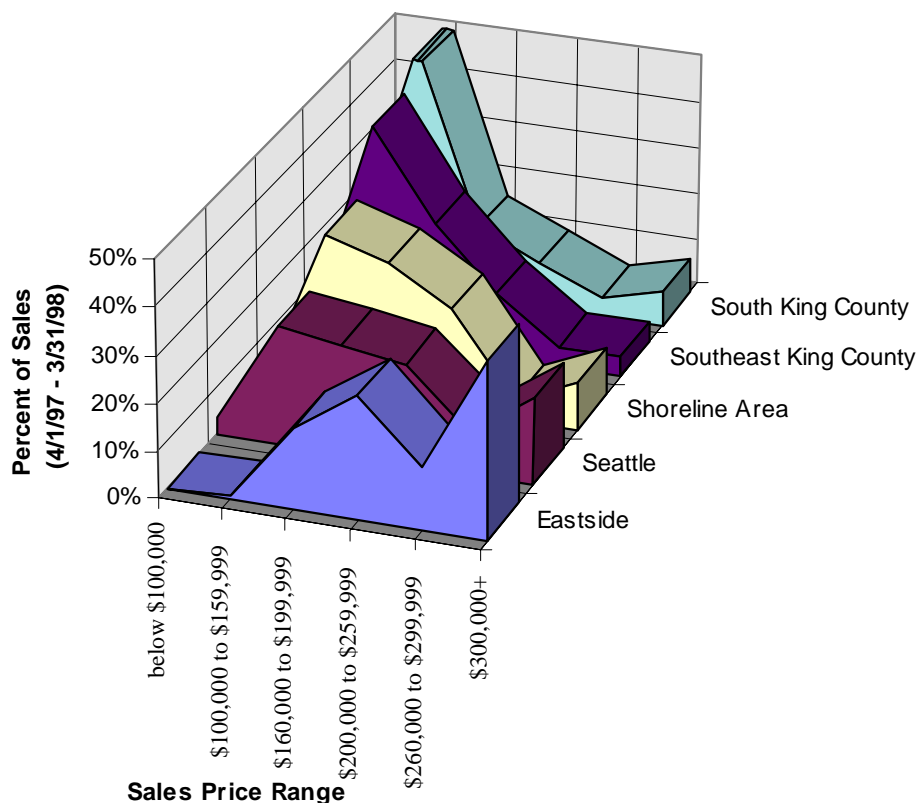


## Ownership Information

Region	Median Price (MLS sales)	Difference from King County's Median
South	\$136,950	- \$58,050
Southeast	\$159,950	- \$35,050
Seattle	\$196,000	+ \$1,000
Shoreline Area	\$179,950	- \$15,050
Eastside	\$263,100	+ \$68,100

South King County also has the least expensive ownership market. Again, South and Southeast King County are the only regions with ownership sales affordable to very low income households. About 1% of their combined sales were affordable to very low income residents. The Shoreline area's sales were more affordable than Seattle's. As both the table and the chart on this page show, the Eastside has the most expensive ownership housing.

**Percent of Ownership Housing at each Price Range by Region**



# Housing Affordability by Jurisdiction

## Rental Affordability by Jurisdiction

If a jurisdiction has multifamily rental housing affordable to an income group, it is listed below. The percentage of its rental housing affordable to that income group is also noted. Following this list is a chart of all the jurisdictions' median rents, ranked from lowest to highest.

*Please note that this study only has rental information for 26 of the 39 jurisdictions. No multifamily rental housing exists in four cities: Clyde Hill, Hunts Point, Skykomish, and Yarrow Point. There was either an insufficient amount of rental data or no rental data collected in nine cities: Algona, Beaux Arts, Black Diamond, Carnation, Covington, Duvall, Medina, Milton, and Snoqualmie.*

### Very Low Income Households \$12,390 a year or less

*7 jurisdictions have a few rentals (less than 1%) priced for this income group.*

Auburn	0.8%	SeaTac	0.1%
Federal Way	0.8%	Seattle	0.1%
Kent	0.1%	Tukwila	0.2%
Renton	0.2%		

### Low Income Households \$12,390 - \$31,213 a year

*All jurisdictions, except Newcastle and Woodinville, have rentals priced for this income group.*

Auburn	88.1%	Kenmore	23.3%	Pacific	100.0%
Bellevue	12.4%	Kent	51.7%	Redmond	0.9%
Bothell	15.0%	Kirkland	11.0%	Renton	43.4%
Burien	76.3%	Lake Forest Park	37.0%	SeaTac	87.0%
Des Moines	69.6%	Maple Valley	50.3%	Seattle	29.7%
Enumclaw	92.4%	Mercer Island	7.3%	Shoreline	37.2%
Federal Way	61.9%	Normandy Park	100.0%	Tukwila	55.0%
Issaquah	5.7%	North Bend	9.4%	Unincorp. King Co.	41.9%

### Moderate Income Households \$20,650 - \$50,323 a year

*All jurisdictions, except Normandy Park, and Pacific, have rentals priced for this group.*

Auburn	11.0%	Kenmore	76.7%	Redmond	83.7%
Bellevue	80.6%	Kent	48.0%	Renton	56.2%
Bothell	77.3%	Kirkland	71.8%	SeaTac	12.9%
Burien	23.7%	Lake Forest Park	63.0%	Seattle	62.3%
Des Moines	30.4%	Maple Valley	49.7%	Shoreline	62.7%
Enumclaw	7.6%	Mercer Island	79.7%	Tukwila	44.7%
Federal Way	37.3%	Newcastle	50.0%	Unincorp. King Co.	51.9%
Issaquah	81.7%	North Bend	90.6%		

### Low-Median Income Households \$33,040 - \$63,699 a year

*12 jurisdictions have rentals priced for this income group.*

Bellevue	6.9%	Kirkland	8.3%	Renton	0.1%
Bothell	7.7%	Mercer Island	12.9%	Seattle	6.2%
Issaquah	12.6%	Newcastle	50.0%	Shoreline	0.1%
Kent	0.1%	Redmond	13.0%	Unincorp. King Co.	5.6%

**High-Median Income Households****\$41,300 - \$75,803 a year***4 jurisdictions have rentals priced for this income group.*

Kirkland	4.3%	Seattle	1.1%	Unincorp. King Co.	0.6%
Redmond	2.2%				

**Upper Income Households****\$49,560 or more a year***4 jurisdictions have rentals priced for this income group.*

Kirkland	4.6%	Redmond	0.1%	Seattle	0.6%
Mercer Island	0.1%				

**Ownership Housing Affordability by Jurisdiction**

Each jurisdiction that had either condominium sales or single family sales affordable to the five individual income groups is listed below. The percentage of its ownership housing affordable to that income group is also noted. Following this list is a chart of all the jurisdictions' median sales prices, ranked from lowest to highest.

**Very Low Income Households****\$12,390 a year or less***11 jurisdictions have ownership housing priced for this income group.*

Auburn	0.2%	Kent	0.4%	Seattle	0.1%
Burien	1.1%	Redmond	0.1%	Tukwila	2.1%
Des Moines	0.2%	Renton	0.3%	Unincorp. King Co.	0.1%
Federal Way	1.6%	SeaTac	0.8%		

**Low Income Households****\$12,390 - \$31,213 a year***21 jurisdictions have ownership housing priced for this income group.*

Auburn	3.4%	Kenmore	3.4%	SeaTac	4.8%
Bellevue	2.9%	Kent	4.7%	Seattle	1.3%
Bothell	2.2%	Kirkland	4.6%	Shoreline	1.0%
Burien	7.7%	Lake Forest Park	0.6%	Skykomish	14.3%
Des Moines	2.2%	Newcastle	1.5%	Tukwila	9.9%
Federal Way	4.8%	Redmond	4.0%	Unincorp. King Co.	1.5%
Issaquah	0.4%	Renton	6.5%	Woodinville	0.9%

**Moderate Income Households****\$20,650 - \$50,323 a year***30 jurisdictions have ownership housing priced for this income group.*

Algona	36.1%	Issaquah	6.0%	Redmond	11.1%
Auburn	23.2%	Kenmore	4.0%	Renton	18.3%
Bellevue	8.7%	Kent	13.7%	SeaTac	22.8%
Black Diamond	4.1%	Kirkland	13.2%	Seattle	10.1%
Bothell	10.0%	Lake Forest Park	1.8%	Shoreline	6.4%
Burien	16.2%	Maple Valley	1.3%	Skykomish	42.0%
Covington	12.3%	Mercer Island	2.8%	Snoqualmie	5.3%
Des Moines	13.6%	Newcastle	15.1%	Tukwila	33.9%
Enumclaw	17.9%	Normandy Park	1.0%	Unincorp. King Co.	6.7%
Federal Way	13.5%	Pacific	22.0%	Woodinville	11.5%

### Low-Median Income Households

**\$33,040 - \$63,699 a year**
*Includes all jurisdictions except Beaux Arts, Clyde Hill, Hunts Point, Medina, and Yarrow Point.*

Algona	38.9%	Issaquah	15.7%	Redmond	7.0%
Auburn	28.8%	Kenmore	7.7%	Renton	22.3%
Bellevue	6.6%	Kent	21.2%	SeaTac	44.0%
Black Diamond	16.3%	Kirkland	7.6%	Seattle	13.5%
Bothell	10.5%	Lake Forest Park	5.9%	Shoreline	20.8%
Burien	27.6%	Maple Valley	14.8%	Skykomish	42.0%
Carnation	29.2%	Mercer Island	1.0%	Snoqualmie	42.1%
Covington	25.4%	Milton	33.3%	Tukwila	23.4%
Des Moines	36.0%	Newcastle	7.5%	Unincorp. King Co.	12.8%
Duvall	2.1%	Normandy Park	9.2%	Woodinville	4.6%
Enumclaw	39.3%	North Bend	15.3%		
Federal Way	25.4%	Pacific	52.0%		

### High-Median Income Households

**\$41,300 - \$75,803 a year**
*Includes all jurisdictions except 6, Beaux Arts, Clyde Hill, Hunts Point, Medina, Skykomish, and Yarrow Point.*

Algona	25.0%	Issaquah	8.9%	Redmond	11.2%
Auburn	15.5%	Kenmore	19.5%	Renton	19.8%
Bellevue	5.8%	Kent	24.8%	SeaTac	19.2%
Black Diamond	24.5%	Kirkland	9.5%	Seattle	16.1%
Bothell	12.7%	Lake Forest Park	9.5%	Shoreline	21.9%
Burien	17.5%	Maple Valley	37.8%	Snoqualmie	42.1%
Carnation	16.7%	Mercer Island	3.1%	Tukwila	16.7%
Covington	23.6%	Milton	66.7%	Unincorp. King Co.	14.8%
Des Moines	25.8%	Newcastle	2.5%	Woodinville	12.8%
Duvall	11.3%	Normandy Park	2.0%		
Enumclaw	22.1%	North Bend	5.6%		
Federal Way	25.2%	Pacific	18.0%		

### Upper Income Households

**\$49,560 or more a year**
*Includes all jurisdictions except 3, Algona, Milton, and Skykomish.*

Auburn	29.0%	Hunts Point	100.0%	Redmond	66.5%
Beaux Arts	100.0%	Issaquah	69.0%	Renton	32.9%
Bellevue	76.0%	Kenmore	65.4%	SeaTac	8.4%
Black Diamond	55.1%	Kent	35.3%	Seattle	58.9%
Bothell	64.6%	Kirkland	65.1%	Shoreline	50.0%
Burien	30.0%	Lake Forest Park	82.2%	Snoqualmie	10.5%
Carnation	54.2%	Maple Valley	46.1%	Tukwila	14.1%
Clyde Hill	100.0%	Medina	100.0%	Unincorp. King Co.	64.1%
Covington	38.7%	Mercer Island	93.0%	Woodinville	70.2%
Des Moines	22.1%	Newcastle	73.4%	Yarrow Point	100.0%
Duvall	86.6%	Normandy Park	87.8%		
Enumclaw	20.7%	North Bend	79.0%		
Federal Way	29.5%	Pacific	8.0%		